

Kenneth W. Jenkins
Westchester County Executive

January 27, 2024

Sandra Anelli, Planning and Zoning Secretary
Town of Ossining
P.O. Box 1166
Ossining, NY 10562

**County Planning Board Referral File OST 25-001 – 94 Somerstown Road
Site Plan and Subdivision Approval**

Dear Ms. Anelli:

The Westchester County Planning Board has received a site plan (revised December 26, 2024) and related materials for an application to subdivide a 6.46-acre site located on 94 Somerstown Road (SBL 90.11-1-1), in the R-40 One-Family Residence district. The site is currently vacant woodland, and contains a series of slopes and a wetland. The municipal boundary with the Town of New Castle runs along the north of the site, and it is surrounded by various single-family residential properties and wooded areas.

The property would be subdivided into three parcels (1.99, 2.92, and 1.51 acres in size) in order to construct three 2-story single family residences. A common driveway would provide vehicular access to all three houses, connecting to Somerstown Road and avoiding the on-site wetland, slopes, and an area of restrictive covenant on the southern corner of the site. The residences would be served by well water and septic systems, and stormwater flow would be managed through bioretention facilities.

We have reviewed this application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Construction within a regulated stream/wetland buffer.

The proposed development involves the disturbance of 8,250 square feet of wetland buffer area. The County Planning Board consistently recommends that construction and alteration of land within regulated wetlands and stream/wetland buffers should be avoided. This recommendation extends to the siting of stormwater management facilities. However, we do note that the applicant has designed the site plan to avoid both the wetland and on-site slopes as much as possible, utilizing a shared driveway rather than requiring separate driveways for each residence. We recommend that the Town and the applicant work to develop measures to sufficiently mitigate the disturbance to the wetland buffer. We also note the regulations for wetland permitting through the NYS DEC have recently been updated. The Town should forward a copy of the application to NYS DEC to identify any required permits for the proposed project.

2. NYS DOT review.

Somerstown Road (NYS Route 133) is a State highway. The Town should forward a copy of the application to NYS DOT to identify any required permits for the proposed project and to evaluate potential traffic impacts to Somerstown Road.

3. Stormwater management and green building technology.

We appreciate that the applicant has included bioretention facilities in the site plan, providing at-grade stormwater treatment measures. We encourage the applicant to include as much additional green, or sustainable building technology as possible within the proposed development.

4. Tree removal remediation.

We note that the application indicates that 140 trees are to be removed, with 152 replacement trees planted. The applicant and the Town should work to ensure that the greatest number of trees as possible are protected, and consideration should be given to wildlife corridors that may exist within the site due to its locations amongst various large, wooded areas.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

A handwritten signature in black ink, appearing to read "Bernard Thombs".

Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning
Anne Darelus, NYS Department of Transportation, Region 8
Christopher Lee, NYS Department of Transportation, Region 8